

BILL NO. B-74-03-25

RESOLUTION NO. B-16-74

A RESOLUTION approving the Urban Renewal Plan and the feasibility of relocation for Neighborhood Development Program Project (IND. A-14)

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and

WHEREAS, it is provided in such Act and in the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana as Amended and Supplemented) that contracts for financial aid thereunder shall require that the Urban Renewal Plans for the respective urban renewal areas comprising the Neighborhood Development Program be approved by the governing body of the locality in which the areas are situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the Contract is necessary to enable the Programs to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the urban renewal areas by private enterprises; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, it is desirable and in the public interest that the City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency") undertake and carry out the Neighborhood Development Program

APPROVED AS TO FORM
AND LEGALITY,

Ed B. Coe
CITY ATTORNEY

(herein called the "Program") identified as "Neighborhood Development Program Project (IND. A-14)" and encompassing the area or areas bounded as follows:

East Central Renewal Area (NDP Area No. 1)

Beginning at a point formed by the intersection of the west right-of-way line of Lafayette Street and the north right-of-way line of Main Street; thence east along the north right-of-way line of Main Street to the Norfolk and Western Railroad track; thence easterly along said track to the east right-of-way line of Coombs Street; thence south along said right-of-way line to the north right-of-way line of Wayne Street; thence east along said right-of-way line to the east right-of-way line of University Street, if extended; thence south along said right-of-way line to the northerly right-of-way line of Maumee Avenue; thence easterly along said right-of-way line of the east right-of-way line of Ohio Street; thence south along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to a point 230 feet more or less west of the west right-of-way line of Chute Street; thence south along a line parallel to Chute Street to the south right-of-way line of Hugh Street; thence west along said right-of-way line to the west right-of-way line of Gay Street; thence north along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to the west right-of-way line of Lafayette Street; thence north along said right-of-way line to the north right-of-way line of Main Street, which is the point of beginning,

and more specifically bounded by:

East Wayne Street on the north, East Washington Boulevard on the south, Harmar Street on the west, and Comparet Street on the east.

in the City of Fort Wayne, County of Allen, State of Indiana (herein called the "Locality"); and,

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and has entered into a Contract with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for, the Program; and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures; land use; environmental influences, and social, cultural, and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are blighted, deteriorated, and deteriorating, and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of blight and deterioration to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Fort Wayne Redevelopment Commission of the Locality (herein called the "Governing Body" for review and approval of an Urban Renewal Plan for the urban renewal area dated March, 1974 and consisting of 17 pages and 18 exhibits for the Program supported by the following supplementary material, data, and recommendations not a part of the Urban Renewal Plan:

WHEREAS, the Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Urban Renewal Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the urban renewal area comprising the Program and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Program in accordance with the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the areas comprising the Program and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the urban renewal area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced by the Program and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Program in conformity with the Contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

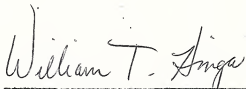
WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertaking with Federal financial assistance under Title I including those prohibiting discrimination because of race, color, creed or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

1. That it is hereby found and determined that the urban renewal area, comprising the Program is a blighted and deteriorated area and qualifies as an eligible area under Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented).
2. That the Urban Renewal Plan for the Program, having been duly reviewed and considered, is hereby approved, and the Executive Director be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that where clearance is proposed that the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the portions of the urban renewal areas comprising the Program.
4. That it is hereby found and determined that the Urban Renewal Plan for the Program conforms to the general plan of the Locality.
5. That it is hereby found and determined that the financial aid to be provided pursuant to the Contract for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan for the areas comprising the Program.
6. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal area comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the area by private enterprise.
7. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.
8. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Urban Renewal Plan is decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced

individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the area comprising the Program are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.
10. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the areas comprising the Program to be renewed in accordance with the Urban Renewal Plan for the Program, and accordingly, the proposed Program and the annual increment are approved and the Local Public Agency is authorized to file an application for financial assistance under Title I.



Councilman

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197_____, at _____ o'clock P.M., E.S.T.

Date: _____

CITY CLERK

Read the third time in full and on motion by King, seconded by V. Schmidt, and duly adopted, placed on its passage. Passed (~~lost~~) by the following vote:

| | AYES <u>8</u> | NAYS <u>0</u> | ABSTAINED _____ | ABSENT <u>1</u> to-wit: |
|-------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| BURNS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HINGA | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| KRAUS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MOSES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| NUCKOLS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SCHMIDT, D. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| SCHMIDT, V. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STIER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TALARICO | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DATE: 3-20-74

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~Zoning Map~~) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (Resolution) No. B-16-74 on the 19th day of March, 1974.

ATTEST: (SEAL)

Charles W. Talarico
CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 20th day of March, 1974, at the hour of 9:30 o'clock A. M., E.S.T.

CITY CLERK

Approved and signed by me this 20th day of March, 1974, at the hour of 9:30 o'clock P. M., E.S.T.

MAYOR

RESOLUTION NO. 74-14

DECLARATORY RESOLUTION
NEIGHBORHOOD DEVELOPMENT PROGRAM
PROJECT (IND. A-14)

WHEREAS, the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, has made investigations, studies, and surveys of various blighted, deteriorated, and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies, and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies, and surveys, the Commission has found that the area hereinafter described has become blighted, deteriorated, and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and that the public health and welfare would be benefited by the acquisition and urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described, because of the lack of development, cessation of growth, deterioration of improvements, and character of occupancy, age, and obsolescence, substandard character of the buildings and other factors which have impaired values and prevented a normal development of the land included in said area or the use thereof,

has become under current conditions undesirable for or impossible of normal development and occupancy; and

WHEREAS, the Commission now finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated, and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) that such conditions cannot be corrected by regulatory processes or the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the acquisition and urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of the City of Fort Wayne and its inhabitants; (d) the acquisition and urban renewal of such area in accordance with plans outlined by the Commission will be of public utility and benefit to the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated, and deteriorating area, the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, re-planning, rezoning or urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area acquired which are to be devoted to streets, alleys, sewerage, playground, and other public purposes under the Urban Renewal Plan; also a list of the owners of the various parcels of property proposed to be acquired, all of which, appropriately identified by numbers, were filed on this date with the Commission; and

WHEREAS, the United States of America, acting by and through the Department of Housing and Urban Development (hereinafter referred to as "HUD") has made a Grant to the City of Fort Wayne

for use in the acquisition and urban renewal of said area; and

WHEREAS, said Grant is identified by HUD as
Neighborhood Development Program Project (IND. A-14); and

WHEREAS, said Grant is conditioned upon the City of
Fort Wayne submitting a plan to HUD prior to June 30, 1974; and

WHEREAS, the time restrictions attendant upon the
announcement of said Grant and the deadline for submission of
said plan are such that there has been no opportunity to cause
separate appraisals to be made by two (2) independent appraisers
of the fair value of each of the parcels of property to be acquired
but said appraisals are presently being made for submission to the
Commission and for ratification by the Commission of this resolution
as amended by the data contained in the appraisals; and

WHEREAS, it is estimated from data within the possession
of the Commission that the total cost of acquiring the property in
the blighted, deteriorated, and deteriorating area hereinafter
described shall not exceed the sum of \$300,000;

WHEREAS, in connection with an application of the City of
Fort Wayne, Department of Redevelopment, to the Secretary of Housing
and Urban Development for financial assistance under Title I of the
Housing Act of 1949, as amended, to carry out a Neighborhood
Development Program Project (IND. A-14), the approval by the
Governing Body of the City of Fort Wayne, Department of Redevelopment
of Urban Renewal Plan for the urban renewal areas involved in such
application is required by the Federal Government before it will enter
into a contract for loan or grant with the City of Fort Wayne,
Department of Redevelopment under Title I; and

WHEREAS, the rules and regulations prescribed by the Federal
Government pursuant to Title I require that the conditions under
which the City of Fort Wayne, Department of Redevelopment, will make
relocation payments in connection with the urban renewal undertakings
and activities contemplated by the application and the Schedule of
Average Annual Gross Rentals for Standard Housing in Locality and the
Schedule of Average Prices of Comparable Sales Housing in Locality to
be used for determining the amounts of relocation adjustment payments

to be made in connection with the activities contemplated by the application, and if fixed relocation payments are proposed, the Fixed Relocation Payments Schedule be officially approved by the Governing Body of the City of Fort Wayne, Department of Redevelopment; and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of Redevelopment, for its consideration and approval, a copy of Urban Renewal Plan for the area comprising the East Central portion of the Program, dated March, 1974, which Plan is entitled "Neighborhood Development Program Project (IND. A-14)", and consists of 17 pages and 18 exhibits, and a set of conditions under which the City of Fort Wayne, Department of Redevelopment, will make relocation payments, which set of conditions is set forth in the Relocation Program, a Schedule of Average Annual Gross Rentals for Standard Housing in Locality dated January 10, 1973, a Schedule of Average Prices of Comparable Sales Housing in Locality, dated January 10, 1973, and a Fixed Relocation Payments Schedule, dated June 9, 1972, attached hereto and marked for the urban renewal activities contemplated.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, that it hereby makes the findings of fact hereinbefore set forth and that the following described area in the City of Fort Wayne, Indiana is found and declared to be blighted, deteriorated, and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and which area is bounded and described as follows:

Boundaries of East Central Renewal Area (NDP No. 1)

Beginning at a point formed by the intersection of the west right-of-way line of Lafayette Street and the north right-of-way line of Main Street, thence east along the north right-of-way line of Main Street to the Norfolk and Western Railroad track; thence easterly along said tract to the east right-of-way line of Coombs Street; thence south along said right-of-way line to the north right-of-way line of Wayne Street;

thence east along said right-of-way line to the east right-of-way line of University Street, if extended; thence south along said right-of-way line to the northerly right-of-way line of Maumee Avenue; thence easterly along said right-of-way line to the east right-of-way line of Ohio Street; thence south along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to a point 230 feet more or less west of the west right-of-way line of Chute Street; thence south along a line parallel to Chute Street to the south right-of-way line of Hugh Street; thence west along said right-of-way line to the west right-of-way line of Gay Street; thence north along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to the west right-of-way line of Lafayette Street; thence north along said right-of-way line to the north right-of-way line of Main Street, which is the point of beginning.

BE IT FURTHER RESOLVED that all proceedings relating to the acquisition and urban renewal of the above described area the same shall be referred to as the Neighborhood Development Program Project (IND. A-14).

BE IT FURTHER RESOLVED that the Urban Renewal Plan for the Neighborhood Development Program Project (IND. A-14), dated March, 1974 and consisting of 17 pages and 18 exhibits be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of said City and its inhabitants and that the acquisition and urban renewal of such area shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) will be of public utility and benefit, and that the City of Fort Wayne, Department of Redevelopment proposes to acquire all of such land and interest therein within said boundary;

East Central Neighborhood Development Program No. 1:
Defined as follows:

Generally bounded by Wayne Street
on the North, Washington Boulevard
on the South, Harmar Street on the
West, and Comparet Street on the
East

BE IT FURTHER RESOLVED that the acquisition, clearance, re-planning, and urban renewal of such area will be in accordance with the Urban Renewal Plan for the Neighborhood Development Program Project (IND. A-14).

BE IT FURTHER RESOLVED that a copy of this resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

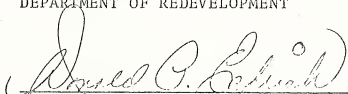
BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne, Indiana, for its approval.


BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne, Indiana, a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented, Sections 48-8554 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit of the proposed acquisition and urban renewal of the above described area.

BE IT FURTHER RESOLVED that the conditions under which the Local Public Agency will make relocation payments are hereby in all respects approved and that the Schedule of Average Gross Rentals for Standard Housing in Locality and the Schedule of Average Prices of Comparable Sales Housing in Locality and the Fixed Relocation Payments Schedule are hereby in all respects approved and the Executive Director is hereby designated to approve all claims for relocation payments. 12

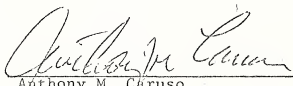
ADOPTED at a Special Meeting of the Fort Wayne
Redevelopment Commission, Governing Body of the City of Fort
Wayne, Department of Redevelopment, duly held on March 14, 1974
in the Mayor's Conference Room, City-County Building, One Main
Street, in the City of Fort Wayne, Indiana.

CITY OF FORT WAYNE
DEPARTMENT OF REDEVELOPMENT


Donald P. Eckrich, President


Hana L. Stith, Secretary

ATTEST:


Anthony M. Caruso

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne
Redevelopment Commission do hereby certify that
the attached Resolution is a true and correct
copy of a Resolution adopted at the Special
Meeting of the Fort Wayne Redevelopment Commission,
Governing Body of the City of Fort Wayne,
Department of Redevelopment held on the 14th
day of March, 1974 at 7:30
P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand
this 14th day of March, 1974.

Hana L. Stith
Hana L. Stith, Secretary

1371-1

CHAPTER 6 APPENDIX 14

APPENDIX 14. GUIDELINE SCHEDULE OF AVERAGE PRICES OF
COMPARABLE RENTAL HOUSING IN LOCALITY

| | | |
|--|---------------------------------|----------------------------------|
| SCHEDULE OF AVERAGE PRICES OF COMPARABLE RENTAL HOUSING IN LOCALITY | LOCALITY Fort Wayne, Indiana | |
| | AGENCY(IES) Park | PROJECT NUMBER(S) OSC-93 (BL) |
| | Commissioners | |

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is prepared for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. The amounts shall reflect the range in rental prices of various size units as determined either by the total number of bedrooms contained in each unit or the total square footage. The prices must be based on available rental housing in the locality. In determining the monthly rental prices, include utility expenses, except the cost of telephone services. In the case of furnished units, the schedule shall be adjusted accordingly. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Block C need be completed.

A. SCHEDULE

| Size of Unit (a) | Total Square Footage (b) | Price Range | | Average Price ((c)+(d))/2 (c) |
|---------------------|--------------------------------|-------------|-----------|-------------------------------------|
| | | From (c) | To (d) | |
| 1 Bedroom or less | | | | |
| Small unit | | | | \$ 145.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 2 Bedrooms | | | | |
| Small unit | | | | \$ 165.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 3 Bedrooms | | | | |
| Small unit | | | | \$ 185.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 4 Bedrooms | | | | |
| Small unit | | | | \$ 210.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 5 Bedrooms or more | | | | |
| Small unit | | | | |
| Medium unit | | | | |
| Large unit | | | | |

(form continued on next page)

74-3
23-57A

1371.1

CHAPTER 6 APPENDIX 14

B. REQUEST FOR APPROVAL OF SCHEDULE

SUBJECT TO COMPLETION IN ATTACHED SCHEDULE
DATED JANUARY 10, 1973.

☒ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.

☐ This is an amended schedule (amending the one approved by HUD on _____) for the purpose of:

☐ Revising the amounts of the average rental prices.

☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are) _____

Approval is requested of the schedule of average prices of comparable rental housing in the locality, set forth in Block A.

Park Commissioners

Local Agency

Date

Signature of Authorizing Officer

Title

C. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agree to adopt the schedule in Block A above.
Local Agency

Signature of Authorizing Officer

Date

Title

DO NOT WRITE IN THIS SPACE

FOR HUD USE ONLY

D. APPROVAL OF SCHEDULE

☐ The schedule set forth in Block A is approved.

☐ The schedule set forth in Block A was approved by HUD on _____. Any agency in the locality may adopt this approved schedule by completing block C.

Date

Area Director, Regional Administrator

74-3
3-SIA

MOVING EXPENSE SCHEDULE

STATE Indiana

UNFURNISHED UNITS

(OCCUPANT OWNS FURNITURE)

| First Room | 2 Rooms | 3 Rooms | 4 Rooms | 5 Rooms | 6 Rooms | 7 Rooms | 8 Rooms | 9 Rooms | 10 Rooms |
|------------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| 50 | 90 | 125 | 160 | 195 | 230 | 265 | 300 | | |

MAXIMUM: \$300 UNDER EACH SCHEDULE

FURNISHED UNITS

INCLUDING SLEEPING ROOMS - (OCCUPANT DOES NOT OWN FURNITURE)

| First Room | Each Additional |
|------------|-----------------|
| 25 | 15 |

DISLOCATION ALLOWANCE: AN ADDITIONAL \$200 UNDER EACH SCHEDULE

MOBILE HOMES

| MOBILE HOME | | | | | D | PERSONALITY ONLY |
|-------------|-------|-------|------------|--|-------------|------------------|
| Width | | | | | Use A and B | |
| 6'6" | 10'6" | 12'6" | over 12'6" | | | |
| 150 | 185 | 250 | 300 | | | |
| | | | | | | |
| | | | | | | |

1371.1

CHAPTER 6 APPENDIX 10

APPENDIX 10. GUIDEFORM SCHEDULE OF AVERAGE PRICES OF
COMPARABLE SALES HOUSING IN LOCALITY

| | | |
|---|---------------------------------|----------------------------------|
| SCHEDULE OF AVERAGE PRICES OF COMPARABLE SALES HOUSING IN LOCALITY | LOCALITY Fort Wayne, Indiana | |
| | APPLICANT(S) Commissioners | PROJECT NUMBER(S) CSC-36 (DL) |

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. The amounts shall reflect the range in sales prices of various size units as determined either by the total number of bedrooms contained in each unit or the total square footage. The prices must be based on available sales housing in the locality. Where appropriate, the schedule prices should reflect the cost of the dwelling and the cost of the lot size normally required for a unit. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Block C need be completed.

A. SCHEDULE

| Size of Unit (a) | Total Square Footage (b) | Price Range | | Average Price ((c)+(d))÷2 (e) |
|----------------------------------|--------------------------------|-------------|-----------|-------------------------------------|
| | | From (c) | To (d) | |
| 2 Bedrooms or less Small unit | | | | 13,750.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 3 Bedrooms Small unit | | | | 18,500.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 4 Bedrooms Small unit | | | | 23,500.00 |
| Medium unit | | | | |
| Large unit | | | | |
| 5 Bedrooms or more Small unit | | | | |
| Medium unit | | | | |
| Large unit | | | | |

[form continued on next page]

7-1-3

1371.1

CHAPTER 6 APPENDIX 10

B. REQUEST FOR APPROVAL OF SCHEDULE

SUBJECT TO CONDITIONS IN APPENDIX 10
DATED JANUARY 10, 1973.

- ☒ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☐ This is an amended schedule (amending the one approved by HUD on: _____) for the purpose of:
- ☐ Revising the amounts of the average sales prices.
- ☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are) _____

Approval is requested of the schedule of average prices of comparable sales housing in the locality, set forth in Block A.

Park Commissioners

Local Agency

Date

H. H. Co.
Signature of Authorizing Official

Title

C. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block A above.

Local Agency

Signature of Authorizing Official

Date

Title

DO NOT WRITE IN THIS SPACE

FOR HUD USE ONLY

D. APPROVAL OF SCHEDULE

- ☐ The schedule set forth in Block A is approved.
- ☐ The schedule set forth in Block A was approved by HUD on _____
Any agency in the locality may adopt this approved schedule by completing Block C.

Date

[Area Director] [Regional Administrator]

URBAN RENEWAL PLAN
FOR
NEIGHBORHOOD DEVELOPMENT PROGRAM
FOR
EAST CENTRAL RENEWAL AREA (NDP Area #1)
AND
WEST CENTRAL RENEWAL AREA (NDP Area #2)

PREPARED BY:

Department of Redevelopment
City of Fort Wayne, Indiana

March, 1974

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A. DESCRIPTION OF NEIGHBORHOOD RENEWAL AREA BOUNDARIES

The two urban renewal areas included within the Neighborhood Development Program are located within the City of Fort Wayne, County of Allen and State of Indiana and are described as follows:

BOUNDARIES OF EAST CENTRAL RENEWAL AREA (NDP. NO. 1)

Beginning at a point formed by the intersection of the west right-of-way line of Lafayette Street and the north right-of-way line of Main Street; thence east along the north right-of-way line of Main Street to the Norfolk and Western Railroad track; thence easterly along said tract to the east right-of-way line of Coombs Street; thence south along said right-of-way line to the north right-of-way line of Wayne Street; thence east along said right-of-way line to the east right-of-way line of University Street, if extended; thence south along said right-of-way line to the northerly right-of-way line of Maumee Avenue; thence easterly along said right-of-way line to the east right-of-way line of Ohio Street; thence south along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to a point 230 feet more or less west of the west right-of-way line of Chute Street; thence south along a line parallel to Chute Street to the south right-of-way line of Hugh Street; thence west along said right-of-way line to the west right-of-way line of Gay Street; thence north along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to the west right-of-way line of Lafayette Street; thence north along said right-of-way line to the north right-of-way line of Main Street, which is the point of beginning.

BOUNDARIES OF WEST CENTRAL RENEWAL AREA (NDP. NO. 2)

Beginning at a point formed by the intersection of the north right-of-way line of Berry Street and the east right-of-way line of Fulton Street; thence south along the east right-of-way line of Fulton Street to the north right-of-way line of Jefferson Street; thence east along said right-of-way line to the east right-of-way line of Webster Street; thence south along said right-of-way line to the south right-of-way line of Baker Street; thence west along said right-of-way line for a distance of 20 feet more or less to a point; thence south along a line parallel to the right-of-way line of Webster Street, if extended, to the Penn Central Railroad track; thence west along said tract to the centerline of Swinney Park Place; thence north along said centerline to the northerly right-of-way line

of Jefferson Street; thence northeasterly along said right-of-way line to the west right-of-way line of Garden Street; thence north for a distance of 75 feet more or less to a point; thence west along a line perpendicular to Garden Street for a distance of 220 feet more or less to a point; thence north along a line to a point on the south right-of-way line of Washington Street; said point being 165 feet more or less west of the west right-of-way line of Garden Street; thence north along a line to the center of the St. Mary's River; thence northeasterly along said center to the northerly right-of-way line of Van Buren Street; thence south along said right-of-way line to the north right-of-way line of Berry Street; thence east along said right-of-way line to the east right-of-way line of Fulton Street, which is the point of beginning.

These boundaries are outlined on the NDP Boundary Map, Exhibit B.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

The following objectives have been established for the redevelopment of the urban renewal areas:

1. General Objectives

- a. To preserve and create an environment within the neighborhood renewal areas which will protect the health, safety and general welfare of the citizens of the City while increasing the existing values of properties within and adjacent to these areas, in addition to assisting to preserve the taxable value of properties within the area.
- b. To eliminate the substandard structures, blighting influences and environmental deficiencies which presently exist and detract from the appearance, unity and economic welfare of the City and to establish conditions that will prevent this area from deteriorating in the future.
- c. To provide for an orderly, physical, social and economic growth through renewal activity, while establishing patterns of land use activities arranged in compatible groupings to enhance efficiency of operation and economic relationships within the area.

2. West Central Area

- a. To assemble land into parcels functionally adaptable in both shape and size for ready disposition and redevelopment in accordance with contemporary development needs and standards.
- b. To achieve development that is integrated, both functionally and aesthetically with existing development which is to remain.
- c. To provide for an improved and suitable living environment for the citizens in this area.

3. East Central Area

- a. To achieve development that is integrated both functionally and aesthetically with existing development which is planned.
- b. To provide for the orderly, physical, social and economic growth of this area through controlled development.
- c. To protect the residential areas from adjacent non-residential activities by proper screening, buffering and landscaping.

C. GENERAL LAND USE PLAN

1. Land Use Maps

Exhibit E for East Central Area and Exhibit F for West Central Area identifying predominant land uses and public right-of-ways.

a. Predominant Land Uses

Major land uses in the East Central Area are as follows:

Residential
Residential Related

Major land uses in the West Central Area are as follows:

Residential and/or Commercial
Public - Semi-Public

All uses are described herein.

b. Major Circulation Routes

Exhibit M displays the major and secondary thoroughfares along with the public right-of ways throughout the East Central Area.

Exhibit N denotes the major and secondary thoroughfares throughout the West Central Area, along with indicating the public right-of-ways.

2. Description of Predominant Land Uses

a. East Central Area

1. Permitted Land Uses

Commercial (General Business)

Single Family Residential

- (a) One family residential
- (b) Public Park or Recreation Area
- (c) Church; Public or Parochial Primary or Secondary School
- (d) Home Occupation
- (e) Accessory Building and use

Two-Family Residential

- (a) All use permitted in single family residential
- (b) Two-family residence
- (c) Day Nursery, if prior approval of the Board of Zoning Appeals
- (d) Accessory Building and use

Multiple Family Residence

- (a) All uses permitted in two-family residential
- (b) Multiple family residence
- (c) Apartment Hotel
- (d) Day Nursery, Tourist Home, Lodging Home
- (e) Nursing Home or Rest Home
- (f) Non-profit private club
- (g) Mortuary
- (h) Accessory Building and use

Limited Business

- (a) All uses permitted in Multiple Family residence
- (b) Agricultural
- (c) Public Parking Area
- (d) Taxi station
- (e) Travel Bureau
- (f) Hat cleaning and repair shop
- (g) Self-service laundry or agency
- (h) Record shop
- (i) Bakery goods
- (j) Confectionary
- (k) Grocery
- (l) Hardware
- (m) Jewelry
- (n) Paint Store
- (o) Sporting Goods
- (p) Service Station
- (q) Appliance Store
- (r) Etc. - For others see listing in the City of Fort Wayne
Zoning Ordinance (Page 21)

General Business

- (a) All uses permitted in Limited Business category
- (b) Automotive service:
 - Repair and body shop
 - Public Garage
 - Showroom and car lots
 - Mobile home sales lot
- (c) General Retail - including but not limited to:
 - Antique Shop
 - Boat showroom
 - Art store
 - Home accessory display
 - Pawn shop
- (d) Recreational Enterprises, - including but not limited to:
 - Dance Hall
 - Night Club
 - Skating Rink
- (e) Business and Trade Schools
- (f) Motor Bus or Railroad Passenger Station
- (g) Repair and service establishment
- (h) Rescue and Revival Mission
- (i) Accessory Building and Use
- (j) Etc. - For others, see listing in the City of
Fort Wayne Zoning Ordinance (Page 23)

Density Requirements - - None

Residential Requirements

- Front Yard - None
- Side Yard - None
- Rear Yard - 25'
- Maximum height - 50'
- Landscape - 10% of the open space
- Minimum floor space - 480 sq. ft. per unit
- Parking - 1 1/2 spaces per unit

Commercial Requirements

- Front yard - none
- Side yard - none
- Rear yard - none
- Maximum height - 50'
- Maximum coverage - 30% of lot area
- Landscape - 10% of the open space
- Parking - one space for every 200 sq. ft. of gross floor area (average)
- Minimum floor space - none

Public and Semi-Public Requirements

- Submission of plans and application to Board of Zoning Appeals
- Front yard - none
- Side yard - none
- Rear yard - none
- Maximum height - 50'
- Maximum coverage - 30% of lot area
- Landscape - 10% of the lot area
- Minimum floor space - none
- Parking - 1 space per each 200 sq. ft. of floor space

b. West Central Area

1. Permitted Land Uses

Commercial (General Business)

Single Family Residential

- (a) One-family residential
- (b) Public Park or Recreation Area
- (c) Church; Public or Parochial Primary or Secondary School
- (d) Home occupation
- (e) Accessory building and use

Two Family Residential

- (a) All use permitted in single family residential
- (b) Two family residence
- (c) Day Nursery if prior approval of the Board of Zoning Appeals
- (d) Accessory building and use

Multiple Family Residence

- (a) All uses permitted in two family residential
- (b) Multiple family residence
- (c) Apartment Hotel
- (d) Day Nursery, Tourist Home, Lodging Home
- (e) Nursing Home or Rest Home
- (f) Non-profit private club
- (g) Mortuary
- (h) Accessory building and use

Density Requirements - None

Residential Requirements

- Front yard - 25'
- Side Yard - 20% of aggregate width
- Rear yard - 25'
- Maximum height - 50'
- Maximum coverage - 30% of lot area
- Landscape - 10% of open space
- Minimum floor space - 480 sq. ft.
- Parking - 1 1/2 spaces per dwelling unit

Public and Semi-Public Requirements

Submission of plans and application to the
Board of Zoning Appeals

Front Yard - 25'

Side Yard - 20'

Rear Yard - 25'

Maximum Height - 50'

Maximum Coverage - 30% of lot area

Parking - 1 space for each 200 sq. ft.

Minimum floor space - none

3. Planning Criteria or Standard to be Used

a. East Central Project Area

1. Type, Intensity, and Location of other Uses
Permitted in the Predominant Land Use Categories

In Tract 1, residential and residential related
uses will be permitted. The location and intensity
must be compatible with residential use.

2. Type, Location and Other Characteristics or
Requirements of Internal Circulation System

This area includes several major and minor
thoroughfares that are part of the overall
street system. Changes in circulation shall
consider the central city access and the
effective bypass of thorough traffic.
Separation of vehicular and pedestrian traffic
is a major objective.

3. Need, Type, Location and Other Characteristics of
Public Improvements Not Identified on the Land
Use Plan Maps

Planning criteria and/or standards shall be based
upon the City of Fort Wayne Master Plan and
Zoning Ordinance.

b. West Central Project Area

1. Type, Intensity and Location of Other Uses Permitted
In The Predominant Land Use Categories

In Tracts 1, 2, 3, and 4, no residential, commercial
or industrial use will be permitted. Public is
specified and will be permitted as long as it is
compatible with the surrounding residential uses.

Tract 5, commercial or residential use will be
permitted as long as it is compatible with the
surrounding area.

2. Type, Location and Other Characteristics of
Requirements of Internal Circulation System

This area includes several major and minor thoroughfares that are part of the overall street system. Changes in circulation shall consider the central city access and the effective bypass of through traffic. Separation of vehicular and pedestrian traffic is a major objective.

3. Need, Type, Location and Other Characteristics
of Public Improvements not identified on the Land Use
Plan Maps

Planning criteria and/or standards shall be based upon the City of Fort Wayne Master Plan and Zoning Ordinance.

URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PROGRAM OBJECTIVES

1. Rehabilitation

No structural rehabilitation is contemplated during the action year of the target areas in both NDP areas.

2. Acquisition and Clearance

Conditions and reasons under which properties may be acquired and cleared as follows:

- (i) To remove buildings with major deficiencies which are substandard warranting clearance.
- (ii) To remove buildings with minor deficiencies in order to effectively remove blighting influences which might include the following:
 - Incompatible land uses or land use relationships
 - Overcrowding of structures on parcel
 - Obsolete buildings not suitable for improvement or conversion
- (iii) To meet the goals and objectives of the overall plans for the area.
- (iv) To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities in accordance with design criteria.
- (v) None of the structures in these areas are of significant architectural or historical value.
- (vi) Basically, to clear several sound structures to whatever extent feasible to enable land to be assembled into groupings of parcels to meet contemporary development standards and needs. However, predominantly all structures are of a substandard nature requiring clearance.

The specific criteria for determining building conditions or environmental deficiencies were previously submitted in the NDP application. The real property to be acquired for clearance is shown on the Land Acquisition Maps, Exhibits G and H. The properties fall into one of the above categories and are more particularly described as follows:

A. East Central

Comprises two (2) regular block areas bounded roughly by Wayne, Comporet, Washington Boulevard, and Harmar Streets, all of which are located within the NDP boundaries and more specifically within the action year boundary.

Proposed treatment will be total clearance.

Land use of the area designated as Block 15 and Block 16 on Project Area Map, Exhibit C, will be confined to residential and residential related development in conformance with the overall Land Use.

Ingress and egress to the residential development shall be gained through Comporet, King, and Harmar Streets, respectively.

B. West Central

Consists of five (5) separate target areas comprising two and one-half (2-1/2) blocks located entirely within the NDP boundaries. Proposed treatment will be total clearance within the five (5) target areas.

The West Central Project Area consists of two and one-half (2-1/2) blocks identified as portions of Blocks 39, 43, 57, and 61 with all of Block 52 (See Exhibit D). Roughly, three-fourths (3/4ths) of the overall target areas will be developed as open-space, green area, and parks in conformance with the Land Use Plan. One-quarter (1/4) of Block 39 will be developed as residential confined to apartment-type units, similar to what is presently in the area or Doctor's Office quarters or other acceptable low traffic development.

All of the land acquired by the Port Wayne Redevelopment Commission will be disposed of within a twelve (12) month period by entering into disposition agreements with private developers. These agreements will stipulate that redevelopment activities will be initiated within the twelve (12) month funding period of the action year of the NDP. It is proposed that prior to the end of the twelve (12) month action year, a redeveloper will be selected and committed to purchase the disposition parcel for development purposes.

The redeveloper or developers will be required by contractual agreement to observe all of the land use and building requirements of the Urban Renewal Plan.

The redeveloper or developers will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary redevelopment plans, their review, and approval of the City of Fort Wayne, Department of Redevelopment, and as specified above, redevelopment activities must begin in the action year period.

3. Temporary Project Improvements and Facilities

All project improvements and facilities constructed will be of a permanent nature.

4. Statement on Underground Utility Lines

- a. No existing overhead utility lines will be required to be placed underground.
- b. No proposed utility lines will be placed underground unless determined by the Commission that such an improvement will enhance the overall Plan for the area.

E. LAND DISPOSITION SUPPLEMENT

1. Specific Land Use Designations and Standards or Controls to be Imposed on Land to be Offered

In order to ensure continued improvements and upgrading not only in the project area, but also the surrounding neighborhood, the following controls and standards will be imposed upon any development within the areas to the extent reasonably necessary to assure sound and compatible redevelopment.

(a) Residential Uses

The preferred uses in this land use category are single and/or multi-family units. Other permitted uses are green areas and auxiliary garages.

Specific Land Use Controls

(i) Maximum Density

1 or 2 bedroom units-minimum 2,500 sq. ft. of land per unit; 3 or more bedroom units-minimum 4,000 sq. ft. of land per unit in determining densities, no part of any existing street right-of-way or any proposed rights-of-way shall be included.

(ii) Maximum Lot Coverage

30% of tract use, exclusive of streets or 1,800 sq. ft. whichever is greater.

(iii) Maximum Building Height

Principal Structure - 25 feet
Accessory Structure - 12 feet

(iv) Minimum Set-backs

Front Yard - 25 feet

Rear Yard - 25% of lot depth or 25 feet whichever is less

Side Yard - 25 feet or 20% of aggregate width

(v) Off-Street Parking

Minimum of one and one-half space per unit, most to be in an acceptable location to buildings served.

(vi) Landscaping

In both areas, a minimum twenty-five (25) foot landscaped buffer strip will be required for the protection and aesthetic enhancement and for screening of traffic and other objectionable noises.

(b) Public, Semi-Public and Open Space

1. Preferred Uses

Playgrounds

Community Center

Green Areas

2. Other permitted Uses

Parking Areas -- One space for every 200 sq. ft. of floor space

Controls for Community Center

(i) Maximum Density - Not required

(ii) Maximum Land Coverage
Thirty (30%) of Lot area or 1,800 sq. ft. whichever is greater

(iii) Maximum Building Height
Principal Structure -- not more than 50 feet
Accessory Structure -- twelve (12) feet

(iv) Minimum Set-backs
Front yard - 15 feet
Back yard - 25% of lot depth or 25 feet whichever is less
Side yards -- three feet for each 12 feet of building height or fraction thereof.

(v) Landscaping
10% of the open space

See Exhibits O and P which outline in a schematic presentation of the tentative proposal plan for the East and West Central Areas.

The site plan and exterior design of all buildings and development proposed for the project areas, as well as the foregoing regulations and controls contained in this plan shall be binding and effective by deed upon all purchasers of land, their heirs and assigns, in the City of Fort Wayne, Indiana, covered by this Plan from the date of its approval by the Governing Body of the City of Fort Wayne, Indiana.

The Fort Wayne Redevelopment Commission reserves the right to make any changes, amendments, additions, deletions in regards to the foregoing land disposition controls that are hereby imposed if it is deemed that such changes would enhance redevelopment in the areas covered by this plan.

Any and all regulations and controls of the Plan, including the aforementioned may be waived by the Commission if they feel it is in the best interest of the overall Plan. However, at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted, or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality or ancestry. Further, all redevelopers shall comply with all Federal, State and Local Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease, or occupancy of any project property.

The provisions of this section shall also apply to any facilities outside the Project Area utilized as non-cash grants-in-aid for this Project.

"Controls on Parcels "Not to be Acquired"

In addition to the requirements set forth above for the entire Project Area and for each section thereof, property not to be acquired must meet the minimum applicable regulations of the City of Fort Wayne pertaining to housing and building codes and maintenance.

2. Circulation Requirement

In both areas there exists an adequate traffic pattern to effectively and efficiently serve the Project Areas. Exhibits M and N outline the circulation pattern effecting the East and West Central Areas, respectively.

In the East, or Area #1, Washington Boulevard, a major west-bound one-way artery is adjacent to the proposed residential use to the north. Ingress and egress to the residential development on Block No. 15 and No. 16 is gained through King, Harmar, and Compere Streets.

In the West, or Area #2, accessibility is available in all five (5) target areas. Major and secondary thoroughfares provide the ingress and egress proposed for the land uses desired.

3. Statement of Obligations to be Imposed on Redevelopers

- a. All private redevelopers will be required to execute a disposition agreement within the twelve (12) month period for land designated for residential reuse purposes with the exception of non-residential and public redevelopers, who will not be required to meet the aforementioned contractual condition. However, all development activity will be initiated during the twelve (12) month action year period.

- b. All private redevelopers will be required to complete the construction of all proposed improvements within a reasonable time following their acquisition of the land.
- c. A redeveloper may not sell, without prior approval of the Fort Wayne Redevelopment Commission and the City Council of the City of Fort Wayne, any or all interest in the designated area prior to the completion of the redevelopment activities and a certificate of occupancy has been issued by the Fort Wayne Building Department.
- d. The land acquired by the Fort Wayne Redevelopment Commission will be disposed of subject to an agreement between the Fort Wayne Redevelopment Commission and the Redeveloper. The redeveloper will be required to meet all the regulations and controls of the Plan. They will further be required to submit a development schedule of activities to the Fort Wayne Redevelopment Commission.

In addition, the following provisions will be included in the agreement:

- (i) The redeveloper will submit to the Fort Wayne Redevelopment Commission, the plans and schedule for the proposed development pursuant to the requirements and conditions to be set forth by the Fort Wayne Redevelopment Commission.
- (ii) That the purchase of the land is for the purpose of redevelopment and not for speculation.
- (iii) That the land will be built upon and improved in conformity with the objectives and provisions of the Urban Renewal Plan for these areas.
- (iv) That the Redeveloper, their successors or assigned, agree that there will be no discrimination against any person or group of persons based on race, creed, color, sex, national origin or ancestry in the sale, sublease, transfer, use, occupancy, tenure or enjoyment of the land therein conveyed or any improvements erected or to be erected thereon, nor will the Redeveloper himself or any person claiming under or through himself permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the therein conveyed, or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Fort Wayne, Department of Redevelopment.

4. Commitment to Provide Low and Moderate Income Housing

Given the HUD limitations now in effect, every effort will be made to secure private developers to provide housing commensurate with the income of families and individuals living in both NDP areas.

5. Urban Design Objectives or Controls

The achievement of high quality urban design is a prime objective of the Commission and City. To this end, although not restricted to a specific architectural style, new buildings shall be designed to provide a unified appearance blending harmoniously with the planned development in the area. Particular attention should be directed towards enhancing the architectural appearance of the area. Parking areas shall be handled so as to minimize the visual intrusion of parked cars. Buffered and landscaped areas will be provided where applicable to enhance the particular development situation. Existing trees shall be preserved whenever possible.

Provision for LPA review and approval of redevelopers as follows:

- (1) For all proposed project development, the site plan, architectural treatment, landscaping and other items related to design objectives shall be subject to the approval of the Fort Wayne Redevelopment Commission. The Commission shall obtain whatever technical counseling appropriate.
- (2) Review of the proposed project development shall be a continuing process at various stages of design. The process shall be such as to preclude the possibility that a developer might devote considerable time and cost to a plan only to find that it is completely unacceptable to the Commission.
- (3) The review process shall be in conjunction with other City Departments to ensure proper coordination and that all City regulations are adhered to.
- (4) The details of the submission requirements and stages of review will be outlined by the Commission prior to selection of a developer and disposition of land.

B. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMEN

- a. All provisions necessary to conform with State and Local Law have been compiled with by this Plan and supporting documents.
- b. Indiana Law requires that any proposed zoning changes be set forth in the Plan. No zoning changes or revisions are contemplated for the Plan areas.
- c. A resolution declaring both NDP areas as blighted, deteriorated, or deteriorating areas was adopted initiall by the Fort Wayne Redevelopment Commission on March 19, 1973 and City Council on March 28, 1973, and a new Declaratory Resolution for the East Central Area was adopted by the Fort Wayne Redevelopment Commission on March 14, 1974 and will be adopted by the City Council prior to any formal action as to the execution of the Plan in the East. Any other formal legal documentation will be forwarded in order to comply with all HUD requirements.
- d. An amended Urban Renewal Plan which has been approved by the Fort Wayne Redevelopment Commission, the City Plan Commission, and the Fort Wayne City Council.

F.

PROCEDURE FOR CHANGES IN THE APPROVED URBAN
RENEWAL PLAN

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment deems the proposed change in the Urban Renewal Plan to be significant, then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.

DIGEST SHEETTITLE OF ~~XXXXXXXX~~ RESOLUTION 9-74-0325DEPARTMENT REQUESTING ORDINANCE RedevelopmentSYNOPSIS OF ORDINANCE A resolution approving the Urban Renewal Plans and
the feasibility of relocation for Neighborhood Development ProgramProject (IND. A-14)

EFFECT OF PASSAGE _____

EFFECT OF NON-PASSAGE _____

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$179,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____